



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING

### MINUTES

#### SPRING VALLEY TOWN ADVISORY BOARD

TUESDAY, MAY 12, 2015– 6:30 PM

DESERT BREEZE COMMUNITY CENTER

8275 SPRING MOUNTAIN ROAD

LAS VEGAS, NV 89117

Desert Breeze Community Center is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

If you need to contact a Board member, please call 455-8338.

#### BOARD MEMBERS

John Catlett **Present**

Dee Gatliff, Vice Chair **Present**

John Getter, Chair **Present**

Darby Johnson, Jr. **Present**

Angie Heath Younce **Present**

Mike Shannon, Town Liaison (702) 455-8338 **Present**

Diana Morton, Secretary (702) 254-8413 **Present**

#### POSTING LOCATIONS

Desert Breeze Community Center-8275 W. Spring Mtn.

Helen Meyer Community Center-4525 New Forest Dr.

Spring Valley Library – 4280 S. Jones

West Flamingo Senior Center -6255 W. Flamingo

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES/CONDUCT

A. Conformance with the Nevada Open Meeting Law

B. Meeting Guidelines

C. Approval of Agenda Posted, Including Any Deletions or Corrections **Approved 5-0 after noting items 1, 2 and 11 would be held until May 26, 2015.**

D. Approval of Minutes of April 28, 2015 **Approved 5-0**

IV. COMMENTS BY THE GENERAL PUBLIC –Comments by the General Public and

Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **NONE**

V. TOWN BOARD INPUT **NONE**

VI. GENERAL BUSINESS

A. Liaison/County Staff Business

**Announced Jazz in the Park free concert series Saturday nights at the Clark County Government Center for the next four weekends. Elan Trotman will be performing Saturday May 16, 2015.**

## VII. PLANNING & ZONING

### HELD OVER FROM APRIL 28, 2015 MEETING:

1. **TM-0060-15 – TORREY PINES OC IRREVOCABLE BUSINESS TRUST:**  
**TENTATIVE MAP** consisting of 25 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Mesa Vista Avenue and Torrey Pines Drive within Spring Valley. SS/rk/ml (For possible action) 5/20/15 BCC **Held by County Staff until May 26, 2015 TAB meeting.**
2. **ZC-0124-15 – TORREY PINES OC IRREVOCABLE BUSINESS TRUST:**  
**ZONE CHANGE** to reclassify 5.0 acres from R-1 (Single Family Residential) Zone to R-2 (Medium Density Residential) Zone for a single family subdivision.  
**DESIGN REVIEW** for a single family subdivision on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Mesa Vista Avenue and Torrey Pines Drive within Spring Valley (description on file). SS/mk/ml (For possible action) 5/20/15 BCC **Held by County Staff until May 26, 2015 meeting.**
3. **UC-0138-11 (ET-0013-15) – MADRAS DURANGO, LLC:**  
**USE PERMITS SECOND EXTENSION OF TIME** to complete the following: **1)** a convenience store; **2)** reduce the separation from a convenience store to a residential use; **3)** a service station; and **4)** reduce the setback from a service station to a residential use.  
**WAIVER OF CONDITIONS** of an extension of time on a use permit (UC-0138-11 (ET-0115-13)) requiring applicant to remove all structures from the site if not completed on time.  
**DESIGN REVIEW** for a commercial development consisting of an office and retail building, a convenience store, and a service station on 1.4 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive, 150 feet north of Robindale Road within Spring Valley. SS/co/ml (For possible action) 5/20/15 BCC **Withdrawn without prejudice after providing the Board a project completion letter from the director of Comprehensive Planning. Accepted by Board 5-0**

06/02/15 PC

4. **DR-0250-15 – RAINBOW & SUNSET INVESTMENTS, LLC:**  
**DESIGN REVIEW** for a retail building and a restaurant with a drive-thru on a 0.6 acre portion of an existing commercial development on 2.5 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Rainbow Boulevard and Sunset Road within Spring Valley. SS/pb/ml (For possible action) 6/2/15 PC **Approved subject to staff conditions. Vote 5-0**
5. **UC-0159-15 – TENAYA LOFTS, LLC:**  
**USE PERMIT** to allow an office as a principal use in conjunction with an existing office/warehouse complex with manager's units on 0.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located 500 feet west of Tenaya Way and 330 feet north of Sunset Road within Spring Valley. SS/jt/ml (For possible action) 6/2/15 PC **Approved subject to staff conditions. Vote 5-0**
6. **VS-0248-15 – NEVADA AUTO REAL ESTATE INVESTMENTS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Sunset Road and Rafael Rivera Way and between Cimarron Road and Buffalo Drive within Spring Valley (description on file). SS/co/ml (For possible action) 6/2/15 PC **Approved subject to staff conditions. Vote 5-0**

7. **WS-0236-15 – MREC WRG RIDGEHAVEN, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** for modified driveway width in conjunction with an attached single family residential development on 10.5 acres in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Oquendo Road and the east side of Fort Apache Road within Spring Valley. SB/mk/ml (For possible action) 6/2/15 PC **Approved subject to staff conditions. Vote 5-0**

**06/03/15 BCC**

8. **DR-0239-15 – JBAM, LLC:**

**DESIGN REVIEW** for a comprehensive sign plan in conjunction with a veterinary hospital on 1.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive, 500 feet south of Warm Springs Road within Spring Valley. SS/al/ml (For possible action) 6/3/15 BCC **Approved subject to staff conditions. Vote 5-0**

9. **DR-0242-15 – MREC WRG VISTAVIEW, LLC:**

**DESIGN REVIEW** for a single family residential development on 5.3 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Oquendo Road, 350 feet east of Durango Drive within Spring Valley. SS/mk/ml (For possible action) 6/3/15 BCC **Approved subject to staff conditions. Vote 5-0**

10. **DR-0243-15 – MREC WRG VISTAVIEW, LLC:**

**DESIGN REVIEW** for a single family residential development on 3.9 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Oquendo Road, 300 feet west of Tomsik Street within Spring Valley. SS/mk/ml (For possible action) 6/3/15 BCC **Approved subject to staff conditions. Vote 5-0**

11. **UC-0230-15 – AMITOFO BUDDHIST NONPROFIT ASSOCIATION:**

**USE PERMITS** for the following: **1)** a place of worship; and **2)** a day care facility.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced on-site parking; **2)** allow alternatives to the Desert Inn Transition Corridor Overlay Design Standards; and **3)** increased wall height..

**DESIGN REVIEWS** for the following: **1)** a place of worship and day care facility; and **2)** manmade water features on 2.0 acres in an R-E (Rural Estates Residential) Zone in the Desert Inn Road Transition Corridor Overlay. Generally located on the southwest corner of Desert Inn Road and Duneville Street within Spring Valley. SB/pb/ml (For possible action) 6/3/15 BCC **Held until May 26, 2015 meeting at request of the applicant in response to a suggestion by attorneys representing neighbors that a neighborhood meeting may help work out differences prior to a formal hearing by the Town Board and Board of County Commissioners.**

12. **WS-0233-15 – SUMMIT TROPICANA, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height.

**DESIGN REVIEW** for a single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the south side of Tropicana Avenue, 400 feet west of Tee Pee Lane within Spring Valley. SB/jt/ml (For possible action) 6/3/15 BCC **Held until May 26, 2015 meeting for applicant to address safety concerns regarding wall height and gaps between redundant walls. Vote 5-0**

13. **WS-0247-15 – LODHI FAMILY REVOCABLE TRUST:**  
**WAIVER OF DEVELOPMENT STANDARDS** to appeal the administrative denial of an off-site improvement bond extension of time in conjunction with a restaurant on 0.6 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Rainbow Boulevard, 200 feet north of Patrick Lane within Spring Valley. SS/jt/ml (For possible action) 6/3/15 BCC **Denied based on staff recommendations. Vote 5-0**

VIII. COMMENTS BY THE GENERAL PUBLIC – Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **NONE**

- IX. Set next meeting date – **Tuesday, May 26, 2015 – 6:30 PM**  
X. Adjournment – **7:45 PM**

**COMMISSIONERS**

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice Chair  
SUSAN BRAGER – TOM COLLINS – LAWRENCE WEEKLY - CHRIS GIUNCHIGLIANI - MARY BETH SCOW  
DON BURNETTE, County Manager  
Meeting Location: Desert Breeze Community Center 8275 Spring Mountain Road